NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **1219/1223 TOWNSEND, 490 FORBES AVENUE, AND 17 ASHLAND PLACE.** Site Plan Review for new commercial building and related parking in BA and RM-1 zones. (Owner/Applicant: 1219 Townsend Associates LLC; Agent: Robert Criscuolo of Criscuolo Engineering)

REPORT: 1524-03

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until November 16, 2021. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
11. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
12. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant must obtain and provide copy of encroachment permit, per Department of Transportation requirement; and

15. The owner must combine all three parcels into a single lot and record it on the land records, with a copy provided to City Plan.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
Application fee: $270. Received October 7, 2016.

- Letter from Connecticut Department of Transportation District III requiring encroachment permit before work can begin within DOT's right-of-way, dated August 29, 2016. Received October 7, 2016.
- Drainage calculations, dated November 2, 2016. Received November 3, 2016.
- Applicaton drawings. 11 sheets received October 7, 2016. Revisions received November 3, 2016.
  - Site Layout Plan. Revision date October 27, 2016.
  - Site Grading & Utilities Plan. Revision date October 27, 2016.
  - Existing Conditions Plan. Drawing date June 1, 2016.
  - Site Details. Revision date October 27, 2016.
  - Erosion and Sediment Control Notes & Details. Revision date October 27, 2016.
  - LS-1: Landscaping Plan. Drawing date September 2, 2016.
  - LT-1: Site Iso-Lux Plan. Drawing date October 6, 2016.
  - A-1.0: Proposed Plan. Drawing date September 26, 2016.
  - A-2.0: Views. Drawing date September 26, 2016.
  - A-2.1: Elevations. Drawing date September 26, 2016.
  - A-3.0: Sections and Views. Drawing date September 26, 2016.

PROJECT SUMMARY:
Project: New commercial building
Address: 1219 and 1223 Townsend Avenue, 490 Forbes Avenue, and 17 Ashland Place
Site Size: 25, 142 SF (0.58 acres)
Zone: BA (General Business) Townsend and Forbes; RM-1 (Residential Low-middle Density) Ashland Place
Financing: Private
Parking: 22 spaces (including 1 HC van-accessible)

Owner/Applicant: 1219 Townsend Associates, LLC	**Phone:** 203-410-6729
Agent: Robert Criscuolo of Criscuolo Engineering, LLC	**Phone:** 203-481-0807
Architect: William Thompson & Associates, LLC	**Phone:** 203-453-0066
Site Engineer: Robert Criscuolo of Criscuolo Engineering, LLC	**Phone:** 203-481-0807
City Lead: City Plan Department	**Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
None.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA and RM-1 zones.

Site Description/existing conditions:
The site is currently an undeveloped grassy area, rectangular in shape (about 272 feet long and 63 feet wide). The site is surrounded by roads on three sides (Ashland Place to the north, Townsend Avenue to the west, and Forbes Avenue to the east) with a single-family home adjacent to the property's eastern boundary. A residential neighborhood lies to the north across Ashland Place and to the east along Forbes Avenue. Interstate 95 lies directly across Forbes Avenue from the site. Townsend Avenue is on the western end of the site, and extends over I-95, providing a direct connection to a residential neighborhood and small commercial area. Another small neighborhood-oriented commercial area is to the west of the site across Townsend Avenue.

There is a sidewalk along the entirety of the site's street frontage. On Ashland Place, Townsend Avenue, and the most western third of Forbes Avenue, there is a concrete curb and sidewalk, which is grade-separated from the roadway. The remainder of the Forbes Avenue sidewalk is at-grade with the adjacent roadway and is mostly asphalt, with patches of grassy areas. Although there are multiple existing curb cuts on the site, currently all three road frontages have jersey barriers inside the sidewalk edge to prevent vehicular access to the site.

Proposed Activity:
The applicant proposes to construct a nearly 5,000 SF commercial building for as-of-yet undertermined occupants. The building's rear will front Ashland Place, with the main entrance fronting a to-be-constructed asphalt parking lot. The building and all associated parking will be located on the two parcels in the BA zone (1219 Townsend Avenue and 490 Forbes Avenue), while the parcel at 17 Ashland Place, which is in the RM-1 zone will remain grassy. Additionally, an underground stormwater detention system will be constructed on the 17 Ashland Place parcel.

Circulation/Parking/Traffic:
The proposed project will retain one existing vehicular access point on Ashland Place and two on Forbes Avenue. A new concrete driveway apron will be constructed at each location, while granite curbing and concrete sidewalk will be constructed along the remainder of these two roads where curbing does not currently exist. The driveway off Ashland will be bi-directional; drivers would be able to enter the site from the eastern Forbes driveway and exit the site from the western one. All driveways will lead to a common 22-space parking lot. An additional loading space will be designated in the northwestern corner of the lot. A bike rack will be installed near the building entrance.

Trash removal:
A fenced dumpster enclosure will be constructed in the northwestern portion of the lot.

Signage:
No specific signage was included with this application. This will be determined once tenants are selected. Zoning approval may be required.

Sec. 58 Soil Erosion and Sediment Control:
☒ **Class A** (minimal impact)
☐ **Class B** (significant impact)
☐ **Class C** (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 200
Start Date: as soon as possible after approval **Completion Date:** not stated

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control.*

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

☒ Soil characteristics of site;
☒ Location of closest surface water bodies and depth to groundwater;
☒ DEEP ground and surface water classification of water bodies;
☒ Identification of water bodies that do not meet DEEP water quality standards;
☒ Proposed operations and maintenance manual and schedule;
☒ Location and description of all proposed BMPs;
☒ Calcualtions for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
☒ Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

☒ Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
☒No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
☒Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
☒Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
☒Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
☒Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
☒On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
☒Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
☒Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
☒Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

☒Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
☒Manufacturer specifications or cut-sheet for each fixture;
☒Photometrics.

STANDARDS

☒Prevent or minimize direct glare and light trespass;
☒All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
☒Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
☒All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;

☒Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
☒High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS
STANDARDS
☒ 50% of all on-site non-roof hardscape or paved areas will be either:
☐ shaded AND/OR
☒ constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	13,275 SF
50% of non-roof hardscape:	6,638 SF
Shaded (based on average values per code):	- SF
Areas with SRI > or = 29	12,118 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	12,118 SF
% SHADE/HIGH SRI PROPOSED	**91.3 %**

Project Timetable:
Construction would begin as soon as possible after approval, with project completion expected within one year.

SITE PLAN REVIEW
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

ACTION
The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: November 16, 2016
Edward Mattison
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director